

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
MAY 3, 2018, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

A. **Case No. Case No. CUP16-0007**, a Conditional Use Permit request by **Sun Up Bay Resort**, for a Commercial Resort. The Conditional Use Permit will recognize Sun Up Bay Resort as an existing resort and bring the existing uses of the Resort into conformance with Kootenai County Code. It will also allow routine maintenance of the resort and allow tenants to replace existing prefabricated housing units with new units, RVs and Park Models in similar, if not the same locations as the original units. Sun Up Bay Resort is also requesting a Variance pursuant to Kootenai County Code Section 8.4.402 (A), to allow RV's to be separated by 6 feet instead of the required 10-feet. The project site includes three (3) parcels, for an overall total of approximately 15 acres, in the Restricted Residential zone. The project site is located approximately 16 miles southeast of Coeur d'Alene, east of US-95 at the end of Sun Up Bay Road, adjacent to the County owned Sun Up Bay Boat Launch, Sun Up Bay, Coeur d'Alene Lake. The parcel numbers are: 0-8040-000-007-A, 0-8040-000-008-B and 0-6120-000-010-0. Parcel 0-8040-000-007-A is described as: SUN-UP TRACTS, LT 7 EX TAX#24682, TAX#24683, Section 19, Township 48N, Range 04W, B. M. Kootenai County, ID. Parcel 0-8040-000-008-B is described as: SUN-UP TRACTS, TAX#8321 & TAX#17552 IN LT 8, Section 19, Township 48N, Range 04W, B. M. Kootenai County, ID. Parcel 0-6120-000-010-0 is described as: PINE TERRACE TRACTS, TR 10 Section 19, Township 48N, Range 04W, B. M. Kootenai County, ID. (*Mel Palmer-Planner*)

B. **Case No. MSP17-0006, Riverview Heights CDS**, a request by Aspen Homes & Development, LLC, for preliminary approval of a Gated Community Conservation Design Major Subdivision consisting of 25 residential lots, one (1) Conservation Easement Tract (A) and nine open space/stormwater and drainfield tracts (Tract B through Tract I), on approximately 27.69 acres, in the Agricultural Suburban zone. The project will be developed in two phases with each phase containing a minimum of ten residential lots. Each residential lot will range from 0.64 acres 2.27 acres in size. Green Ferry Water & Sewer District will provide domestic water supply to the subdivision. Septic service will be provided by individual septic and drainfield systems in accordance with Panhandle Health District requirements. Access to the lots will be from W. Riverview Drive, via an internal private road system. The internal road system will be constructed in accordance with the Associated Highway District Standards, but will be gated and kept private. A pond/wetland is located within the boundaries of the Conservation Easement and will be delineated with a protection buffer on the plat. The Applicant plans to record appropriate CC&R's and other documents establishing cooperative corporations upon final plat approval. The parcel number is: 50N05W-11-4650, and is described as: TAX #18895 (IN GOVT LTS 6 & 7) E X TX#S, in Section 11, Township 50 North, Range 05 West, B. M. Kootenai County, Idaho. (*Mel Palmer-Planner*)

IV. ADJOURNMENT

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.